007.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	960,200	/	960,200
USE VALUE:	960,200	/	960,200
ASSESSED:	960,200	/	960,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153	-155	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORSHAY EMILY
Owner 2:	
Owner 3:	
Street 1:	6 LOVES LANE
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,475 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4475.000	515,200	1,600	443,400	960,200
Total Card	0.103	515,200	1,600	443,400	960,200
Total Parcel	0.103	515,200	1,600	443,400	960,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.96 | /Parcel: 387.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	6175
GIS Ref	
GIS Ref	
Insp Date	11/03/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	515,200	1600	4,475.	443,400	960,200	960,200	Year End Roll	12/18/2019
2019	104	FV	385,100	1700	4,475.	471,100	857,900	857,900	Year End Roll	1/3/2019
2018	104	FV	385,100	1300	4,475.	343,600	730,000	730,000	Year End Roll	12/20/2017
2017	104	FV	360,900	1300	4,475.	299,300	661,500	661,500	Year End Roll	1/3/2017
2016	104	FV	360,900	1300	4,475.	255,000	617,200	617,200	Year End	1/4/2016
2015	104	FV	321,200	1300	4,475.	249,400	571,900	571,900	Year End Roll	12/11/2014
2014	104	FV	321,200	1300	4,475.	205,100	527,600	527,600	Year End Roll	12/16/2013
2013	104	FV	334,400	1300	4,475.	195,100	530,800	530,800		12/13/2012

!665!

PRINT

Date	Time
12/10/20	16:24:37

LAST REV

Date	Time
03/05/19	10:17:44
danam	
665	

USER DEFINED

Prior Id # 1:	6175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12576-66		1/7/1974		43,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	1416	Re-Roof	5,500	C				
8/29/2007	753	Manual	1,100					strip/rerook rear
10/18/2004	1028	Redo Kit	950			G6	GR FY06	REPL CABS & COUNTE

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4475		Sq. Ft.	Site		0	80.	1.24	1									443,401						443,400	

Total AC/HA: 0.10273 | Total SF/SM: 4475 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,401 | Spl Credit | Total: 443,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98980200
Adj $ / SQ:	189.682
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632880
Depreciation:	117716
Depreciated Total:	515164

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

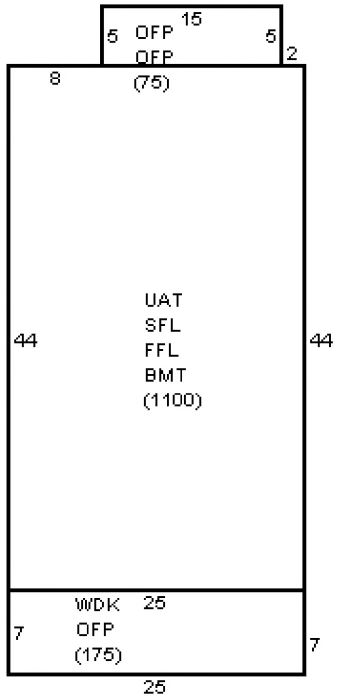
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.68
Special Features:	0	Val/Su Net:	126.43
Final Total:	515200	Val/Su SzAd	234.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.900	62,595
FFL	First Floor	1,100	189.680	208,650
SFL	Second Floor	1,100	189.680	208,650
OFP	Open Porch	325	21.360	6,941
UAT	Upper Attic	275	132.780	36,514
WDK	Deck	175	11.590	2,029

Net Sketched Area:	4,075			Total:	525,379
Size Ad	2200	Gross Are	4900	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1995	0.00	T	19.2	104						
6	Carport	D	Y	1	9X19	F	FR	1970	13.33	T	49	104			1,200			1,200
19	Patio	D	Y	1	8X8	A	AV	2010	6.00	T	7.2	104			400			400

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600